179.0	0002	0017.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	637,200 /	637,200
					USE VALUE:	637,200 /	637,200
					ASSESSED:	637,200 /	637,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		SYLVIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALBACKER LEE A & COLLEEN E			
Owner 2:				
Owner 3:				
Street 1:	197 SYLVIA STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02476	Type:		

PREVIOUS OWNER

Owner 1:	GORRY JOHN D -
Owner 2:	-
Street 1:	197 SYLVIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	238,200		399,000	637,200
Total Card	0.115	238,200		399,000	637,200
Total Parcel	0.115	238,200		399,000	637,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.90 | /Parcel: 385.90

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121399
GIS Ref	
GIS Ref	
Insp Date	07/20/18

!14067!

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0002-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,200	0	5,000.	399,000	637,200		Year end	12/23/2021
2021	101	FV	230,300	0	5,000.	399,000	629,300		Year End Roll	12/10/2020
2020	101	FV	230,300	0	5,000.	399,000	629,300	629,300	Year End Roll	12/18/2019
2019	101	FV	207,400	0	5,000.	393,300	600,700	600,700	Year End Roll	1/3/2019
2018	101	FV	211,400	0	5,000.	302,100	513,500	513,500	Year End Roll	12/20/2017
2017	101	FV	211,400	0	5,000.	285,000	496,400	496,400	Year End Roll	1/3/2017
2016	101	FV	211,400	0	5,000.	262,200	473,600	473,600	Year End	1/4/2016
2015	101	FV	198,400	0	5,000.	245,100	443,500	443,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:16:45

LAST REV

Date	Time
04/29/21	09:00:01
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14067

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORRY JOHN D,	66984-129		3/25/2016		570,000	No	No		
ROTHFUCHS ANNET	63025-132		12/6/2013		474,512	No	No		
ROTHFUCHS FRANK	47142-472		3/22/2006	Family	1	No	No		
	16608-125		12/1/1985		156,500	No	No		Y

USER DEFINED

Prior Id # 1:	121399
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2021	315	Heat App	23,000	C				
2/23/2021	187	Inter Fi	165,000	O				
10/10/2018	1475	Siding	15,600	C				
9/26/2017	1260	Wood Dec	17,000	C				
7/13/2017	815	Insulate	2,819	C				
3/19/2015	721	Insulate	1,447					Air sealing and in
6/30/2014	766	Re-Roof	8,475					

ACTIVITY INFORMATION

Date	Result	By	Name
7/20/2018	MEAS&NOTICE	BS	Barbara S
3/8/2017	SQ Returned	EMK	Ellen K
7/2/2014	External Ins	PC	PHIL C
10/20/2008	Meas/Inspect	163	PATRIOT
4/24/2000	Inspected	263	PATRIOT
12/23/1999	Mailer Sent		
12/21/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00600004
Adj $ / SQ:	149.391
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	292649
Depreciation:	54433
Depreciated Total:	238216

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

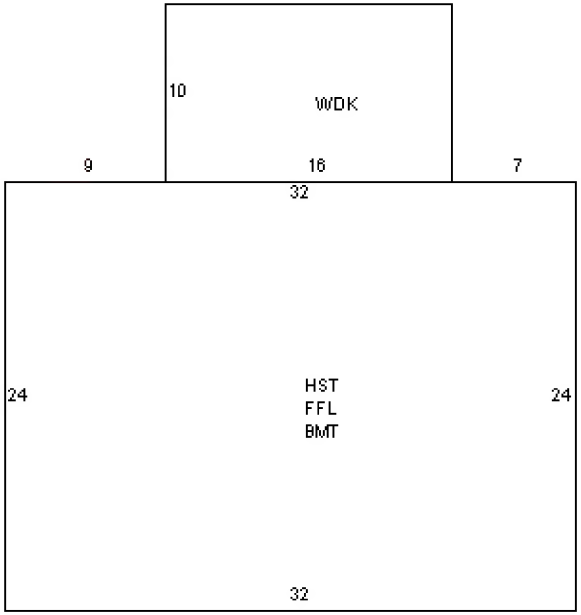
No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.39
Special Features:	0	Val/Su Net:	114.52
Final Total:	238200	Val/Su SzAd	206.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	54.140	41,579
FFL	First Floor	768	149.390	114,732
HST	Half Story	384	149.390	57,366
WDK	Deck	160	12.320	1,972
	Net Sketched Area:	2,080	Total:	215,649
Size Ad	1152	Gross Area	2464	FinArea 1651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc